

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY
COUNCIL HELD WEDNESDAY, APRIL 2, 2003.**

Mayor and Council Present: Mayor Byron Anderson; Council Members: Craig Anderson, James Christensen, Kevin Hall, Justin Linares, and Paul Rupp.

Appointed officers and employees present: Wendy Palmer, City Recorder, Attorney Ron Elton, and Todd Castagno Planning Commission Member.

Citizens and Guests: Boy Scout Troops 379 and 378, Chris Williams, Shauna Bleazard, Mayor Anderson Welcomed the Scout Troops.

PUBLIC HEARING: Mayor Anderson opened the second public hearing for the CDBG program. Mayor Anderson stated that his hearing is being called to allow all citizens to provide input concerning the project that was awarded under the 2003-2004 Community Development Block Grant Program. Grantsville City has decided to apply for funds on behalf of the LMI Housing Project(s). The Mayor explained that the application was successful in the regional rating and ranking process and the LMI Project for \$150,000. The Mayor and City Recorder explained the project to those in attendance. The Mayor then asked for any comments, questions and concerns from the audience. There were no comments offered and the hearing was adjourned at 7:10 p.m.

APPROVAL OF MINUTES: Kevin stated that the issue concerning the expenses for Class C road funds was in the subject of Main Street Vitalization Program and not the Purchase of Dump truck item. Kevin made the motion to approve the minutes as amended. Craig seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF SALARY STEP INCREASE: Craig made the motion to approve the salary step increase for Sgt. Steve Barrett from 18-9 to 18-10. Craig stated that Sgt. Barrett does a good job. Kevin seconded the motion and reiterated the compliment. All voted in favor, motion carried. Mayor Anderson also stated that Sgt. Barrett does a good job.

CONSIDERATION OF NEW BUSINESS LICENSES: James explained that Rainbow connections and Clix Connections both have been issued conditional use permits. James made the motion to approve the business licenses for Carla Snow for Rainbow Connections at 653 E. Main and Larry Christensen for Clix Connection 895 S. Rueben Court. Kevin seconded the motion. All voted in favor, motion carried.

TODD CASTAGNO-FERRIS WILLIAMS ESTATE SUBDIVISION: Mr. Castagno reviewed the issues of the road for the Williams Estate Subdivision. Mr. Castagno stated that he felt that at the City Council meeting on 8-7-02 the City Council gave him approval to go forward with the subdivision plan that included 1100 feet of road and a temporary turn around. Todd stated that he has already had the engineers draw up the construction drawing based on what he considered an approval. Council explained to Todd that the straw poll taken at the August meeting was not an official vote, and many of the Council felt that before they would be comfortable with the 1100-foot cul-de-sac the ordinance must be changed. Todd stated that he felt he would have a conflict of interest to pursue a change to the ordinance that would benefit himself. Kevin stated that there were a couple of reasons to add the road that turns north from Williams Lane, one is the placement of the sewer line. It is important that the city sewer lines be in street right-of-way. Todd asked, what is the public utility easement for? The public utility easement is not a sufficient right of way for sewer or water lines. The utility easement between residential lots often time has fences and sheds to navigate. Kevin stated that we need to look from a planning standpoint, look at the big picture, and put infrastructure in the streets.

Justin expressed his reasoning to require the roadway to match the sewer line he stated that he was trying to come up with a solution that would work well for both the city and the development. By adding, the new road solved your problem with the length of your cul-de-sac and the planning of infrastructure within city streets. This solution allows the subdivision to maintain its number of lots as well.

Craig asked Todd what does the fact that the city added 300 feet of road and overlay on Hale Street to your list of required improvements affect the feasibility of your development. Craig stated that under a planned unit development the city could reduce the lot sizes. James stated that we want to stay consistent with the General Plan to meet lot sizes they did not want to go to that. Craig stated that it is all about dollars and cents. James stated that the development costs are passed onto the buyer. Craig stated that if the Council reconsiders the road issue we would then have 300 feet of sewer line in the back of home a and they tend to get dug up. I agree with Kevin we need to be mindful of infrastructure placement but we may be making small development non-feasible. Attorney Elton stated that if the Council chooses to take no action the previous decision stands. Craig made the motion to approve the 1100 foot road with temporary turn around as the Williams Subdivision was originally presented. Motion died for lack of a second.

CONSIDERATION OF SETTING A PUBLIC HEARING FOR PROPOSED TREE ORDINANCE: Craig made the motion to set the public hearing for May 7, 2003. Kevin seconded the motion. All voted in favor, motion carried. Craig asked everyone to review the proposed ordinance because he has many concerns.

APPROVAL OF CDBG PROJECT OR 2003-2004: Craig made the motion to approve the LMI housing project as Grantsville City's CDBG 2003-2004 project. Kevin seconded the motion. All voted in favor, motion carried. James made a motion to create a sub committee to search for alternate spots for the housing project. Justin seconded the motion. All voted in favor, motion carried. Kevin cautioned the committee that they look in areas for land that would not create a spot zone issue for the city. Mayor suggested Craig Anderson, James Christensen, Gary Fawson, and DeAnn Christiansen.

4TH OF JULY-BREWERY PERMIT: Justin made the motion to deny brewery permit for the 4th of July celebration at the City Park. James seconded the motion. All voted in favor, motion carried.

JUSTIN LINARES-CONSIDERATION OF ENTERPRISE ZONE: Justin explained that by the city adopting an enterprise zone within our city it allows for additional tax credit for businesses that provide full time employment to the community. Justin made the motion to designate all of the commercial and light industrial zones as Grantsville City Enterprise zone. Kevin seconded the motion. All voted in favor, motion carried. Attorney Elton to draft the resolution for adoption at the next City Council meeting.

KEVIN HALL-REPORT ON STAFF MEETING WITH DIVISION OF GROUND WATER QUALITY: Kevin explained to the Mayor and Council that he, Craig, Joel, Shauna, Bruce Parker the City Planner, Brian Slade from the Health Department all went into the Division of Environmental Quality. The purpose of the meeting was to discuss the effects of septic systems on the underground water quality in our city. The discussion was citywide concern. One concern is septic systems on the west and south of city. These systems could cause concern to the underground water table because they are effecting the recharge areas. The septic systems to the north effect the discharge areas. The city is in the process of upgrading the sewer treatment plant to comply with state ammonia requirements. The city will need to find funding to accomplish this improvement, it was suggested by the engineers that the city could asked for the additional funding to pay for the study of septic systems on the underground water quality study. This study would help the city determine densities for areas of town that development is requesting to install septic systems instead of expanding the sewer system, this relates to zone changes and general plan amendments. Kevin made the motion to authorize the Mayor to sign the letter to Don Ostler requesting consideration of financial assistance to help fund the septic tank effects on the underground water source. Craig seconded the motion. All voted in favor, motion carried.

APPROVAL OF BILLS: Kevin made the motion to approve the bills. Craig seconded the motion. All voted in favor, motion carried.

OTHER BUSINESS: Mayor Anderson handed out the latest Memorandum of Understanding for the proposed distribution center. Kevin expressed his concern about the fact that the staging area for semis has not been addressed. There is no where on SR138 for those trucks to park. The trucks will come into town anywhere they can find to park. It was suggested that the city have the ability to regulate that issue under a conditional use permit. Kevin stated that he did not think this distribution center would be under a conditional use permit.

James informed those present that he, Paul and Craig met with the city Auditing Firm of Pinnock, Robins, Posey & Richins this afternoon to discuss the issue of 18% over budget limit. James felt that a meeting with the Council and accounting staff with the Auditors would be a final step to put this issue to bed. Mayor asked to postpone the meeting until after everyone returns from the mid-year conference. James informed the Council that the newsletter is almost complete. Gary Fawson has volunteered to organize the letter and get it to the printer. James stated that the committee has talked with the principal's of all of the schools to get their input on the newsletter as well. James stated that Craig Neeley is working on the centroid model for the public safety building. James asked this to be on the next agenda.

Paul stated that Karen Watson had approached him to get reimbursement for project expenses she has incurred for the Memorial Day Program and Nomination for best of state. Recorder Palmer informed Paul that she need only to bring in her receipts to City Hall and a reimbursement check can be issued.

Kevin asked for the Maintenance Department Summer work schedule be placed on the next agenda for consideration of allowing the 4-10 work schedule during the Daylight savings time period.

Craig stated that he is trying to find grants for the trail plan. Craig reminded the Council that the Green Clean is scheduled for April 19, and the General Clean is May 10th.

James stated that at the last Planning Commission meeting he thought that the Planning Commission forwarded the Mobile Home Park ordinance to the Council for setting of a public hearing. James asked that this be place on the next City Council agenda.

ADJOURN: Craig motion to adjourn this City Council Meeting at 9:35 p.m. Kevin seconded the motion. All voted in favor, motion carried.

Wendy Palmer, City Recorder

Byron Anderson, Mayor